



DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

# ADOPTED


BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#3

November 24, 2015

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The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

  
PATRICK OZAWA  
ACTING EXECUTIVE OFFICER

Dear Supervisors:

### **FISCAL YEAR-END REPORT AND UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (3RD AND 5TH DISTRICTS) (3 VOTES)**

#### **SUBJECT**

The Consolidated Fire Protection District (Fire District) has completed its annual review of the Developer Fee Program, and is making recommendations to update the developer fee amount in Area of Benefit 2 (Santa Clarita Valley) and to update the Developer Fee Detailed Fire Station Plan. In addition, the annual Developer Fee Funds Fiscal Year-End Report has been prepared for your Honorable Board's approval.

#### **IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

- 1) Find that updating the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) in that it increases fees for capital projects necessary to maintain services within existing service areas, CEQA Guidelines Section 15273(a)(4), and
- 2) Adopt the attached resolution updating the Developer Fee Program which: a) approves the 2015 Developer Fee Update Fee Calculation Summary to increase the developer fee in the unincorporated areas of Area of Benefit 2 effective February 1, 2016, from \$1.0574 to \$1.0883 per square foot of new development, and with no change in the fee calculation in Areas of Benefit 1 or 3; b) approves the Developer Fee Detailed Fire Station Plan dated September 2015; and c) approves the Fire District's Developer Fee Funds 2014-15 Fiscal Year-End Report.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the Fire District. The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the Fire District. The Resolution provides that the Fire District will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to your Board.

Also, on September 4, 2007, your Board adopted a Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas wherein the County and City agreed to exercise the power to levy the developer fee in the City and the City authorized your Honorable Board to conduct all proceedings in connection with the levy of the fee, and any modifications of the fee amount, within the City.

### **Developer Fee Amount Update:**

The current developer fee amounts were approved by your Board in November 2014 and became effective February 1, 2015. The Fire District has reviewed current costs for land, fire station development, equipping, and furnishing, apparatus, and administrative costs and determined that no change of the developer fee rate is warranted for the unincorporated areas of Areas of Benefits 1 or 3 or the City of Calabasas.

In Area of Benefit 2, the developer fee rate includes a component to recoup the Fire District's costs associated with financing six new fire stations in the Santa Clarita Valley, four of which are already operational and one which is currently under development. Since finance costs can double the cost of a project over 30 years, this will have an impact on the developer fee rate in Area 2 as the finance charges on these stations continue to accumulate. The cumulative financing costs have resulted in a 2.9% increase to the developer fee rate in Area 2 this year.

### **Detailed Fire Station Plan Update:**

Pursuant to Government Code Section 66000, et seq., the Fire District has updated the Developer Fee Detailed Fire Station Plan (Fire Station Plan) to reflect fire station requirements based on growth projections in the designated Developer Fee Areas of Benefit (Attachment A to the Resolution). The Fire Station Plan identifies 21 additional permanent fire stations, 1 temporary facility, a replacement station, and two helispots that will be developed within the Developer Fee Areas of Benefit as a direct result of development in these areas.

### **Fiscal Year-End Report:**

Government Code Sections 66001 and 66006 require certain findings to be made with respect to any unexpended developer fee revenues and that within 180 days of the close of each fiscal year the Fire District makes available to the public specific information for each account or fund established for developer fee revenues. In accordance with these requirements, the Fire

District's Developer Fee Funds 2014-15 Fiscal Year-End Report has been prepared (Attachment C to the Resolution).

## **Implementation of Strategic Plan Goals**

The update of the developer fee amount and Detailed Fire Station Plan addresses Goal No. 1, Operational Effectiveness/Fiscal Sustainability, of the County's Strategic Plan which guides us to maximize the effectiveness of processes, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services.

### **FISCAL IMPACT/FINANCING**

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee amount in the unincorporated areas of Area of Benefit 2 will enable the Fire District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested developer fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Developer Fee Update: Pursuant to Government Code Sections 66002 and 66018, notice of public hearing to update the developer fee must be published in a newspaper of general circulation in the Areas of Benefit and the City of Calabasas. This exceeds the requirements of Government Code Sections 6061 and 65090 relating to the notice of public hearing. The Developer Fee Program is exempt from the provisions of Proposition 218.

The Auditor-Controller has reviewed the updated fee amounts and found them reasonable. A summary of the fee calculations is Attachment B to the Resolution. County Counsel has approved as to form the attached Resolution updating the Developer Fee Program.

Fiscal Year-End Report - Pursuant to Government Code Section 66006, for each separate fund established by the Fire District for developer fee revenues, the Fire District is required to make available to the public the following information:

- A description of the type of fee in the fund.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and the interest earned.
- An identification of each public improvement on which fees were expended and the amount of the expenditures.
- The approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the fund.
- The amount of any refunds made.

In addition, Government Code Section 66001 requires findings to be made once every five years with respect to unexpended developer fee revenues in connection with the public information requirements of Government Code Section 66006. These findings are included in the attached Developer Fee Fund 2014-15 Fiscal Year-End Report.

### **ENVIRONMENTAL DOCUMENTATION**

This project is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning Research in that it increases fees for capital projects necessary to maintain services within existing service areas.

### **CONTRACTING PROCESS**

Not applicable.

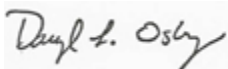
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The updated fee amount will be imposed in the unincorporated areas of Area of Benefit 2 in the Santa Clarita Valley effective February 1, 2016. The updated developer fee amount will be imposed in the City of Santa Clarita upon adoption by the City of a resolution updating the fee amount. Since no change in the developer fee rate is recommended in Areas of Benefit 1 or 3, the developer fee rates in the unincorporated areas of the Malibu/Santa Monica Mountains, the Antelope Valley, and the cities of Calabasas, Lancaster and Malibu will remain unchanged.

### **CONCLUSION**

Upon conclusion of the public hearing, please instruct the Executive Officer to return two (2) copies of this letter with the adopted Resolution to the Consolidated Fire Protection District, Attention: Planning Division, 1320 N. Eastern Avenue, Los Angeles, CA 90063.

Respectfully submitted,



DARYL L. OSBY

FIRE CHIEF, FORESTER & FIRE WARDEN

DLO:lb

Enclosures

c: Chief Executive Officer  
Acting County Counsel  
Auditor-Controller

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES  
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF  
THE CONSOLIDATED FIRE PROTECTION DISTRICT AND TO CONSIDER  
THE DEVELOPER FEE FUNDS 2014-15 FISCAL YEAR END REPORT**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley (collectively, "Areas of Benefit") effective August 1, 1990, which Developer Fee Program is to be updated annually thereafter; and

WHEREAS, the City of Calabasas is located in the Malibu/Santa Monica Mountains Area of Benefit and the City Council of the City of Calabasas has entered into a Joint Powers Agreement with the County of Los Angeles in which the City and County jointly agreed to exercise the power to levy the Developer Fee in the City and to authorize the Board of Supervisors to conduct all proceedings in connection with the levy of fees and modifications of the fee amount within the City; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code Section 66002; and

WHEREAS, the need for increased fire service resources to maintain services is generated by new development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain services; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley are emerging urban expansion areas; and

WHEREAS, the Consolidated Fire Protection District of Los Angeles County has prepared the 2015 Developer Fee Update Fee Calculation Summary and the updated Developer Fee Detailed Fire Station Plan dated September 2015 which identifies planned fire station facilities to be developed in the Areas of Benefit to accommodate emerging urban expansion and for which funding is to be provided through Developer Fee revenues generated within the Areas of Benefit; and

WHEREAS, the Consolidated Fire Protection District has prepared the Developer Fee Funds 2014-15 Fiscal Year-End Report in accordance with Government Code Section 66006.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection services within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and is statutorily exempt per Section 15273(a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning and Research.
3. On November 24, 2015, a public hearing was held to update and consider: 1) the updated Developer Fee Detailed Fire Station Plan dated September 2015 (Attachment A) attached hereto and incorporated herein, which serves as the Developer Fee capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations to be funded with developer fee revenue; 2) the Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon actual fire station development costs experienced in each of the three areas; and 3) the Developer Fee Funds 2014-15 Fiscal Year-End Report (Attachment C).
4. Based on the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated September 2015, and the 2015 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the Developer Fee's use and the type of development projects on which the Developer Fee is imposed; 2) the need for fire station facilities and the type of development project on which the Developer Fee is imposed; and 3) the amount of the Developer Fee and the cost of all or a portion of the fire station facilities attributable to the development on which the Developer Fee is imposed.
5. The Board of Supervisors approves and adopts the updated Developer Fee Program in the Areas of Benefit of the Consolidated Fire Protection District of Los Angeles County as follows:
  - a) The updated Detailed Fire Station Plan dated September 2015 is approved and adopted;
  - b) The 2015 Developer Fee Update Fee Calculation Summary is approved and adopted;

- c) The updated Developer Fee amount per square foot of the new floor areas of buildings of \$1.0883 in Area of Benefit 2 is approved and shall become effective in the unincorporated areas within Area of Benefit 2 on February 1, 2016;
- d) The Developer Fee Funds 2014-15 Fiscal Year-End Report is approved and adopted; and
- e) All other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

The foregoing resolution was adopted on the 24th day of November, 20  , by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

PATRICK OGAWA, Acting Executive Officer  
Clerk of the Board of Supervisors

By \_\_\_\_\_

Deputy



APPROVED AS TO FORM:

Office of the County Counsel

By \_\_\_\_\_

Deputy

**ATTACHMENT A**

**DEVELOPER FEE DETAILED FIRE STATION PLAN**

**FOR THE**

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM  
FOR THE BENEFIT OF THE  
CONSOLIDATED FIRE PROTECTION DISTRICT  
OF LOS ANGELES COUNTY**

**SEPTEMBER 2015**



## DEVELOPER FEE DETAILED FIRE STATION PLAN

### PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (Fire District) fire service requirements as of September 2015 based upon growth projections and contacts with cities and developers who have shared their development plans with the Fire District.

The Plan identifies 21 additional fire stations, one temporary fire station, a replacement station, two helispots, and the necessary capital equipment that will be required in the Areas of Benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by Developer Fee revenues or funds which the Fire District has advanced from other sources. These advances will be repaid to the Fire District when sufficient Developer Fee revenue is generated.

| Terms Used in Plan                | Explanation   |
|-----------------------------------|---|
| Fire Station/Location             | In most cases a site has not yet been acquired; the locations are therefore approximate.  |
| Anticipated Capital Project Costs | <ul style="list-style-type: none"><li>• Where actual costs are not yet available, the anticipated capital projects costs are based upon the Fire District's current cost experienced for construction, land and equipment.</li><li>• Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.</li><li>• No Fire District overhead costs nor an inflation factor have been applied; all figures are based on current costs.</li><li>• Developer Fee credit may be granted for the conveyance of a site, apparatus, or construction of a fire station to help offset the impact of development on the Fire District.</li></ul> |
| Project Cost Estimate             | Based on average costs for fire stations recently completed and stations under development; includes plans, specifications, consultant services, plan check, permit and inspection fees, construction, project management, furnishings, and equipment.  |
| Amount Budgeted                   | The amount budgeted could be from Developer Fee funds collected or advanced from Fire District general revenues or certificates of participation. All advances made and/or interest incurred by the Fire District to finance station development are to be repaid when Developer Fee revenues are sufficient. If no amount is budgeted, the development of the fire station may be delayed until Developer Fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.  |
| Equipment and Staffing            | This plan reflects the proposed staffing and equipment to be implemented when each station and the development served by each station are built out in the respective areas of benefit. In many instances, a transitional staffing configuration will be utilized until build out occurs.   |
| Fiscal Year                       | The Fiscal Year period begins July 1 and ends June 30.  |
| Initiating Priority Year          | Refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.  |
| Target Occupancy                  | Target occupancy is approximately one to two years from the actual start of construction.   |

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2015**

**STATION OPERATIONAL: REIMBURSEMENT PENDING\***

| Fire Station   | Capital Project Costs   | Funding Source             | Size, Equipment and Staffing   | Comments   |
|--|---|----------------------------|--|--|
| Fire Station 156<br>24505 Copper Hill Drive<br>Rye Canyon Area<br>Santa Clarita Valley   | Land \$ -<br>Project cost 7,512,226<br>Apparatus -<br>Total \$7,512,226         | Commercial Paper Proceeds* | 11,152 sq. ft.<br>Engine   | Land was acquired from Newhall Land for a fire station site in 2008-09 in exchange for developer fee credit. Apparatus for this permanent Fire Station 156 was transferred from Temporary Fire Station 156. The fire station was completed and operational in 2011.  |
| Fire Station 128<br>28450 Whites Canyon Rd.<br>Santa Clarita Valley                      | Land \$ -<br>Project cost 8,498,287<br>Apparatus 568,685<br>Total \$9,066,972   | Commercial Paper Proceeds* | 9,976 sq. ft.<br>Engine  | The site was conveyed to the Fire District by the developer, Shappell Industries (VTTM 46018) for developer fee credit in 2006-07. Partial funding of the station in the amount of \$3.6 million was provided by the American Recovery and Reimbursement Act. The fire station was completed and operational 3/1/12.                               |
| Fire Station 132<br>Wes Thompson Ranch<br>29310 Sand Canyon. Rd.<br>Santa Clarita Valley | Land \$ -<br>Project cost 8,127,838<br>Apparatus -<br>Total \$8,127,838         | Commercial Paper Proceeds* | 9,746 sq. ft.<br>Engine  | Ownership of the fire station site was conveyed by K Hovnanian (VTTM 49621) to the Fire District in 2008-09. Apparatus for this permanent station was transferred from temporary Fire Station 132. The station was completed and operational 3/12/12.  |
| Fire Station 150<br>19190 Golden Valley Rd.<br>Santa Clarita Valley                      | Land \$ -<br>Project cost 10,762,098<br>Apparatus 568,685<br>Total \$11,330,783 | Commercial Paper Proceeds* | 19,935 sq. ft.<br>Haz. Mat. Task Force<br>(Engine and Squad)<br>BC HQ<br>AC HQ | Land was conveyed to the Fire District by the developer, Pardee Homes, in 2009-10. A Haz. Mat. Task Force assigned to Fire Station 76 was reassigned to staff this station. The apparatus cost is for the engine placed in service at Fire Station 76 to replace the Haz Mat. Task Force. The fire station was completed and operational 2/1/2013. |

\*The District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The District will be reimbursed the costs it advances, including any interest and administrative charges, from Area 2 as revenues are collected, and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2015**

**IN PROGRESS**

**TARGET OCCUPANCY: 2016-17**

| Fire Station   | Anticipated<br>Capital Project Costs  | F.Y. 2015-16<br>Amt. Budgeted/<br>Funding Source | Size<br>Equipment<br>and Staffing | Comments/Status   |
|--|---|--|-----------------------------------|---|
| Fire Station 143<br>28580 Hasley Canyon Road<br>Santa Clarita Valley | Land<br>Project cost est.       \$ -<br>10,136,000<br>Apparatus                       629,970<br><br>Total                               \$10,765,970 | Commercial Paper<br>Proceeds*<br><br>\$3,041,000 | 9,746 sq. ft.<br>Engine           | The land was conveyed by the developer, Newhall Land and Farming, to the Fire District for developer fee credit. Station construction is underway and station occupancy is anticipated to occur in October 2016 |

\*The District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The District will be reimbursed the costs it advances, including any interest and administrative charges, from Area 2 as revenues are collected, and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2015**

INITIATING PRIORITY YEAR: 2016-17  
 TARGET OCCUPANCY: 2018-19

| Fire Station/<br>Location   | Anticipated<br>Capital Project Costs  | F.Y. 2015-16<br>Amt. Budgeted/<br>Funding Source | Size (Sq. Ft.)<br>& Equipment                    | Comments/Status   |
|---|---|--|--|---|
| Fire Station 104<br>26901 Golden Valley Road (at<br>Soledad Canyon Road)<br>City of Santa Clarita | Land \$ 2,190,000<br>Project cost est. 9,305,622<br>Apparatus 629,970<br><br>Total \$12,125,592 | Commercial Paper<br>Proceeds*                    | 11,415<br>Haz Mat Task Force<br>(Engine & Squad) | This station will replace temporary Fire Station 104. The land was purchased by the Fire District in Dec. 2010. The Hazardous Materials Task Force from Fire Station 150 may be relocated to this fire station. The apparatus cost is for the replacement engine that would be needed at Station 150 as a result. |

\*The District is financing costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The District will be reimbursed the costs it advances, including any interest and administrative charges, from Area 2 as revenues are collected, and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

**LAND ACQUISITION ONLY:**

Early land acquisition will ensure that the future fire stations will be optimally placed when these areas develop in the future. The progress of development in these areas will be monitored for timing of the future construction of these stations:

|  |                 |                             |  |   |
|--|-----------------|-----------------------------|--|---|
| Fire Station 138<br>Avenue S and Tierra Subida<br>Unincorporated Palmdale Area     | Land \$ 361,702 | \$871,000<br>Developer Fees |  | The Fire District is working with the City of Palmdale to assist with site acquisition.   |
| Fire Station 195<br>Pearblossom Hwy/<br>47th St. E<br>Unincorporated Palmdale Area | Land            | \$400,000<br>Developer Fees |  | The land is anticipated to be provided by the developer in 2016-17. However, fire station development will not commence until significant development in the surrounding area occurs. |

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2015**

**INITIATING PRIORITY YEAR: 2017-18**  
**TARGET OCCUPANCY: 2019-20**

| Fire Station/<br>Location                                   | Anticipated<br>Capital Project Costs   | F.Y. 2015-16<br>Amt. Budgeted | Size (Sq. Ft.)<br>and Equipment | Comments/Status  |
|---|--|-------------------------------|---------------------------------|--|
| Fire Station 174<br>Neenach Fire Station<br>Antelope Valley | Land \$ 361,702<br>Project cost est. 4,061,376<br>Apparatus -<br>Total \$4,423,078 | \$294,000<br>Developer Fees   | 4,982<br>Engine                 | The Fire District is in the process of identifying potential sites to purchase or lease for a call fire station. |

**DEVELOPER FEE DETAILED FIRE STATION PLAN  
UPDATE - SEPTEMBER 2015**

**INITIATING PRIORITY YEAR: 2018-19  
TARGET OCCUPANCY: 2020-21**

| <b>Fire Station/<br/>Location</b>                               | <b>Anticipated<br/>Capital Project Costs</b>   | <b>F.Y. 2015-16<br/>Amt. Budgeted</b> | <b>Size (Sq. Ft.)<br/>and Equipment</b> | <b>Comments/Status</b>  |
|---|--|---------------------------------------|---|---|
| Fire Station 142<br>Sierra Highway/Clanfield<br>Antelope Valley | Project cost est.<br>Fire Station \$ 8,152,100<br>Helispot 500,000<br>Apparatus 629,970<br>Total 9,282,070 | \$0                                   | 10,000<br>Engine                        | The land was acquired by the Fire District in July 2010.<br>A helispot will be constructed at this fire station site. |

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
**UPDATE - SEPTEMBER 2015**

**INITIATING PRIORITY YEAR: 2019-20**

**TARGET OCCUPANCY: 2021-22**

| <b>Fire Station</b>                                       | <b>Anticipated<br/>Capital Project Costs</b>   | <b>F.Y. 2015-16<br/>Amt. Budgeted</b> | <b>Size (Sq. Ft.)<br/>and Equipment</b> | <b>Comments/Status</b>  |
|---|--|---------------------------------------|---|---|
| Fire Station 100<br>Valley Cyn. Road at<br>Spring Canyon  | Land \$ -<br>Project cost est. 8,152,100<br>Apparatus 629,970<br><br>Total \$8,782,070 | \$0                                   | 10,000<br>Engine                        | The developer, Pardee Homes, is to convey a station site to the Fire District for developer fee credits (Tract No. 48086).  |
| Fire Station 175<br>Newhall Ranch<br>Santa Clarita Valley | Land \$ -<br>Project cost est. -<br>Apparatus -<br><br>Total \$ -                      | \$0                                   | 10,500<br>Engine<br>Squad               | Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits. The fire station is to be located in the Landmark Village area of the Newhall Ranch Specific Plan. Newhall Land to purchase station apparatus. |
| Fire Station 179<br>Lyons Ranch<br>Santa Clarita Valley   | Land -<br>Project cost est. 8,152,100<br>Apparatus 629,970<br><br>Total \$8,782,070    | \$0                                   | 10,000<br>Engine                        | The developer is to provide a station site in the Lyons Ranch Project to the Fire District for developer fee credit.  |

**DEVELOPER FEE DETAILED FIRE STATION PLAN**  
UPDATE - SEPTEMBER 2015

INITIATING PRIORITY YEAR: 2020-21 and beyond

| Fire Station/<br>Location  | Anticipated<br>Capital Project Costs  | F.Y. 2015-16<br>Amt. Budgeted | Size (Sq. Ft.)<br>and Equipment | Comments/Status   |
|--|---|-------------------------------|---------------------------------|---|
| Fire Station 109<br>Fox Field<br>Vicinity of 40th Street West<br>and Avenue G                                  | Land \$ 361,702<br>Station Dev. Costs 8,152,100<br>Apparatus 629,970<br>Total \$9,143,772   | \$0                           | 10,000<br>Engine                |   |
| Fire Station 113<br>70th Street West<br>and Avenue K-8<br>City of Lancaster                                    | Land \$ -<br>Station Dev. Costs 8,152,100<br>Apparatus 629,970<br>Total \$8,782,070         | \$0                           | 10,000<br>Engine                | The developer is to provide a site to the Fire District for developer fee credits.  |
| Fire Station 133<br>Gate-King Ind. Park, s/o Hwy 126<br>near Eternal Valley Mem. Park<br>City of Santa Clarita | Land \$ -<br>Project cost est. 629,970<br>Apparatus<br>Total \$629,970                      | \$0                           | 10,000<br>Engine                | Gate-King Industrial Park development. Land to be provided by the developer to the Fire District for developer fee credits.   |
| Fire Station 176<br>Newhall Ranch<br>Santa Clarita Valley  | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$ -                               | \$0                           | 11,500<br>Engine<br>Quint       | Negotiations are pending for the developer, Newhall Land and Farming, to construct this station within the Potrero Valley project area of the Newhall Ranch Specific Plan for developer fee credits.  |
| Fire Station 177<br>Newhall Ranch<br>Santa Clarita Valley  | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$ -                               | \$0                           | 11,500<br>Engine<br>Quint       | Negotiations are pending for the developer, Newhall Land and Farming, to construct this station within the Mission Village project area of the Newhall Ranch Specific Plan for developer fee credits. |
| Fire Station 178<br>(formerly FS 137)<br>Stevenson Ranch, Phase V<br>Santa Clarita Valley                      | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$ -                               | \$0                           | 10,500<br>Engine                | Negotiations are pending for the developer, Newhall Land and Farming, to construct this station in Newhall Land's Legacy Village for developer fee credits.   |
| Temporary Fire Station 180<br>Northlake<br>Santa Clarita Valley  | Land \$ -<br>Project cost est. 1,500,000<br>Apparatus 0<br>Total \$1,500,000                | \$0                           | 2,400<br>Engine                 | A temporary station may be put into operation until the final phase of the Northlake Project is complete and the permanent fire station is operational.   |
| East Calabasas area between<br>Stations 68 and 69  | Land \$ 1,306,745<br>Project cost est. 8,152,100<br>Apparatus 629,970<br>Total \$10,088,815 | \$0                           | 10,000<br>Engine                | Development in this area is limited at this time and construction will not commence until substantial development occurs.   |



| Fire Station/<br>Location                           | Anticipated<br>Capital Project Costs                                      | F.Y. 2015-16<br>Amt. Budgeted | Size (Sq. Ft.)<br>and Equipment | Comments/Status  |
|---|---|-------------------------------|---------------------------------|--|
| Fire Station 1<br>Centennial Project<br>Gorman      | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$ -             | \$0                           | 13,000<br>Engine                | Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations necessary to serve the Centennial Project area. |
| Fire Station 2<br>Centennial Project<br>Gorman      | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$ -             | \$0                           | 10,000<br>Engine                | Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations necessary to serve the Centennial Project area. |
| Fire Station 3<br>Centennial Project<br>Gorman      | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$0              | \$0                           | 10,000<br>Engine                | Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations necessary to serve the Centennial Project area. |
| Fire Station 4<br>Centennial Project<br>Gorman      | Land \$ -<br>Project cost est. -<br>Apparatus -<br>Total \$0              | \$0                           | 10,000<br>Engine                | Developer to enter into a Development Impact Mitigation Agreement with the Fire District to construct and equip up to four fire stations necessary to serve the Centennial Project area. |
| Fire Station 139<br>Anaverde/City Ranch<br>Palmdale | Land \$ -<br>Project cost est. -<br>Apparatus 629,970<br>Total \$ 629,970 | \$0                           | 10,000<br>Engine                | Per the developer agreement for the Anaverde/City Ranch Project, the developer is required to dedicate and construct a permanent fire station to be conveyed to the Fire District.       |
| Fire Station 190<br>Ritter Ranch<br>Palmdale        | Land \$ -<br>Project cost est. -<br>Apparatus 629,970<br>Total \$629,970  | \$0                           | 10,000<br>Engine                | Under a 1992 developer agreement for the Ritter Ranch Project, the developer is required to dedicate and construct a permanent fire station to be conveyed to the Fire District.         |
| Tesoro Hellspot                                     | Land \$ -<br>Project cost est. 500,000<br>Total \$ 500,000                | \$0                           |                                 |  |

**ATTACHMENT B**

**DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED  
FIRE PROTECTION DISTRICT  
SUMMARY OF DEVELOPER FEE CALCULATIONS  
2015 DEVELOPER FEE UPDATE**

| <u>Developer Fee<br/>Cost Component</u>         | <u>Area 1 - Malibu/<br/>Santa Monica Mtns.</u> | <u>Area 2<br/>Santa Clarita Valley</u> | <u>Area 3<br/>Antelope Valley</u> |
|---|--|--|-----------------------------------|
| Land  | \$ 1,306,800                                   | \$ 1,468,843                           | \$ 361,548                        |
| Station Development                             | 8,152,100                                      | 8,441,479                              | 8,441,479                         |
| Finance Charges                                 | -  | 1,663,364                              | -                                 |
| Equipment                                       | 914,636  | 999,441                                | 914,636                           |
| Administrative Costs                            | <u>85,000</u>                                  | <u>87,649</u>                          | <u>85,000</u>                     |
| Total Cost Per Station                          | \$ 10,458,536                                  | \$12,660,776                           | 9,802,663                         |
| Total Square Feet of<br>Development per Station | <u>11,633,307</u>                              | <u>11,633,307</u>                      | <u>11,633,307</u>                 |
| Cost/Fee per Square Foot                        | <u><u>\$ 0.8990</u></u>                        | <u><u>\$ 1.0883</u></u>                | <u><u>\$ 0.8426</u></u>           |

**CONSOLIDATED FIRE PROTECTION DISTRICT  
DEVELOPER FEE FUNDS  
2014-15 FISCAL YEAR-END REPORT**

|  | Developer Fee<br>Area of Benefit 1<br>LACoFD - 50201 DA 7<br>Santa Monica Mtns. <sup>(a)</sup> | Developer Fee<br>Area of Benefit 2<br>LACoFD - 50202 DA 8<br>Santa Clarita Valley <sup>(b)</sup> | Developer Fee<br>Area of Benefit 3<br>LACoFD - 50203 DA 9<br>Antelope Valley <sup>(c)</sup> |
|--|--|--|---|
| Fiscal Year 2014-15 Beginning Balance                | \$1,684,470.32   | \$5,530,198.37   | \$23,042,810.89   |
| Total Developer Fee Revenue Collected <sup>(d)</sup> | 324,732.46   | 2,671,130.73   | 396,624.71  |
| Total Interest Earned                                | 10,576.98  | \$42,323.90  | 145,890.94  |
| Total Fund Expenditures                              | -  | -  | -   |
| Total NSF Checks                                     | -  | (13,685.57)  | (1,086.95)  |
| Total Refunds  | -  | -  | -   |
| Fiscal Year 2014-15 Beginning Balance                | <u>\$2,019,779.76</u> <sup>(e)</sup>   | <u>\$8,229,967.43</u> <sup>(f)</sup>   | <u>\$23,584,239.59</u> <sup>(g)</sup>   |

- (a) Includes all of the unincorporated area within Area 1 and the cities of Calabasas and Malibu. The Fire District collects developer fees in the cities.
- (b) Includes all of the unincorporated area within Area 2 and the City of Santa Clarita. Santa Clarita collects developer fees within the City and transfers the revenue to the Fire District upon request by the Fire District for reimbursement of funds expended.
- (c) Includes all of the unincorporated areas within Area 3 and the City of Lancaster. Lancaster collects developer fees within the City and transfers the revenue to the Fire District on a quarterly basis.
- (d) The Fiscal Year 2014-15 developer fee rate for Area of Benefit 1 was \$.8990 and for Area of Benefit 3 \$.8426. The developer fee rate in Area of Benefit 2 during the period of July 1, 2014 through January 31, 2015 was \$1.0293 and was updated to \$1.0574 effective February 1, 2015 through the remainder of the fiscal year.
- (e) Funds to be used to develop a future fire station in East Calabasas when substantial development begins to occur in the area.
- (f) Funds to be used to fund construction of Fire Station 143 and to reimburse the Fire District for the costs incurred in the development of Fire Stations 128, 132, 150, and 156.
- (g) Funds to be used for land acquisition for Fire Stations 138 & 195 in the unincorporated Palmdale area anticipated to occur in Fiscal Year 2016-17, and development of Fire Station 174 in the Neenach area for which land acquisition is expected to occur in Fiscal Year 2017-18.